



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



9 LIME WAY, SHENLEY, RADLETT, WD7 9FH

GUIDE PRICE £525,000



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## 9 Lime Way, Shenley, Radlett, WD7 9FH

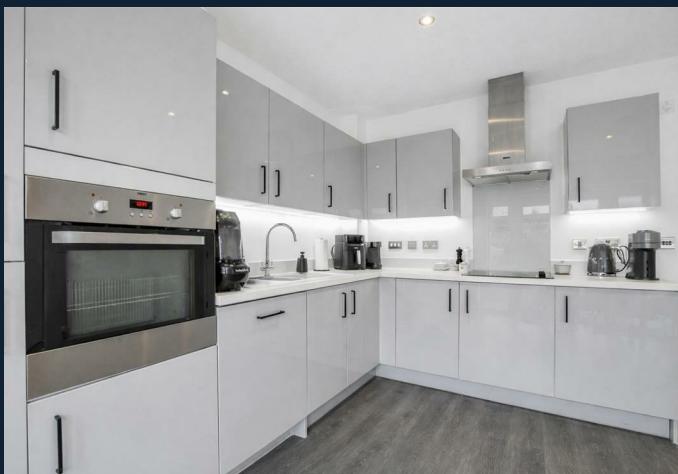
Nestled in the desirable Lime Way, Shenley, Radlett, this charming end terrace family home offers a perfect blend of modern living and convenience. Beautifully maintained and stylishly presented throughout, the property is in excellent decorative order and ready to move in immediately. The well presented sitting room is adorned with elegant wall panelling, creating a warm and inviting atmosphere. The generous kitchen is fully equipped with integrated appliances, making it a delightful space for everyday cooking and dining.

This home boasts three bedrooms, with the main bedroom enjoying the luxury of its own en suite bathroom and fitted wardrobes, while a well-appointed family bathroom serves the other two bedrooms. A convenient downstairs WC adds to the practicality of the layout, ideal for family living.

The rear garden is a low-maintenance haven, laid to lawn with artificial grass, complemented by a decked area with pergola and outside seating, perfect for enjoying the summer months and entertaining guests. To the rear of the home, off-street parking is available for up to two vehicles, complete with the added benefit of an electric vehicle charging point.

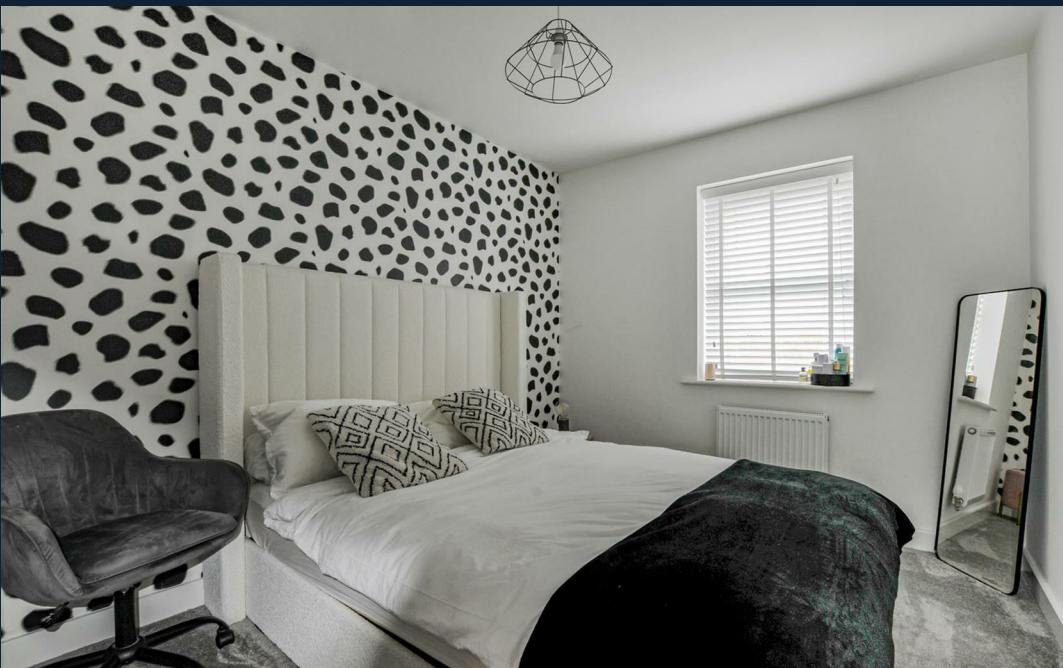
Situated in a popular and sought-after development, this property is ideally located near highly regarded schools and is approximately 1.8 miles from Radlett town centre. Offering the best of both worlds, the home enjoys country walks right on the doorstep while still benefiting from excellent commuter links into London. Radlett Station provides a fast and convenient Thameslink service to London St Pancras International, with journey times of around 25 minutes, making it an excellent choice for commuters.

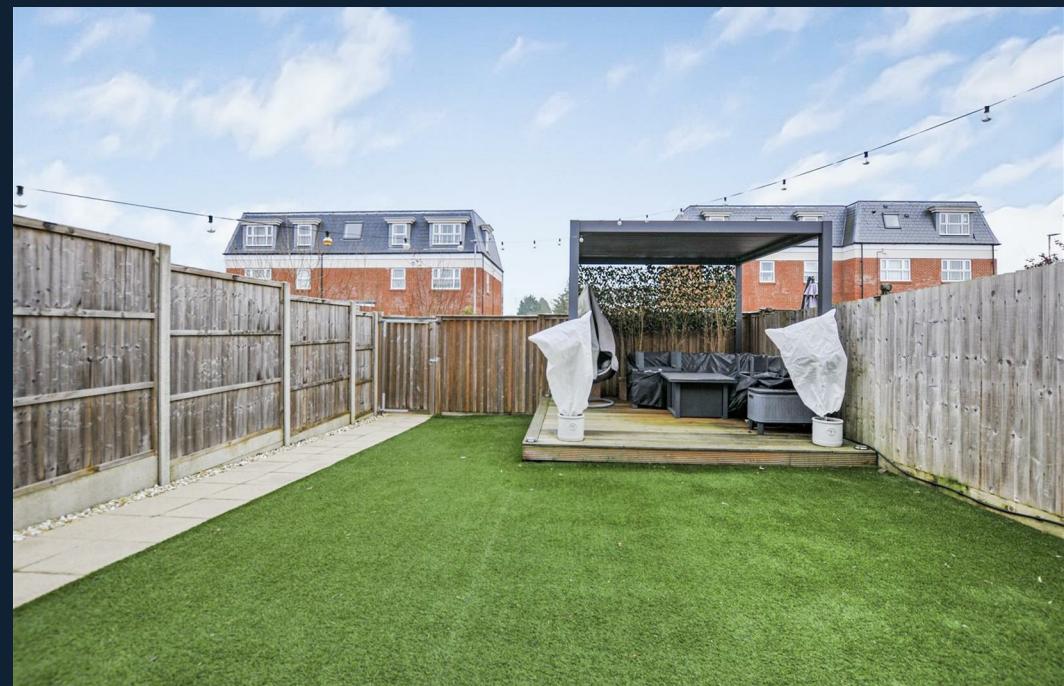
This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and community. Don't miss the opportunity to make this delightful property your own.





- Popular & Sought After Location
- Modern End Terrace Family Home
  - Three Bedrooms
  - Two Bathrooms
  - Downstairs WC
- Generous Sized Kitchen
- Close Proximity to Highly Regarded Schools
  - Off Street Parking & EV Charging Point
- 1.8 Miles to Radlett Train Station (Thameslink)
  - Council Tax Band E



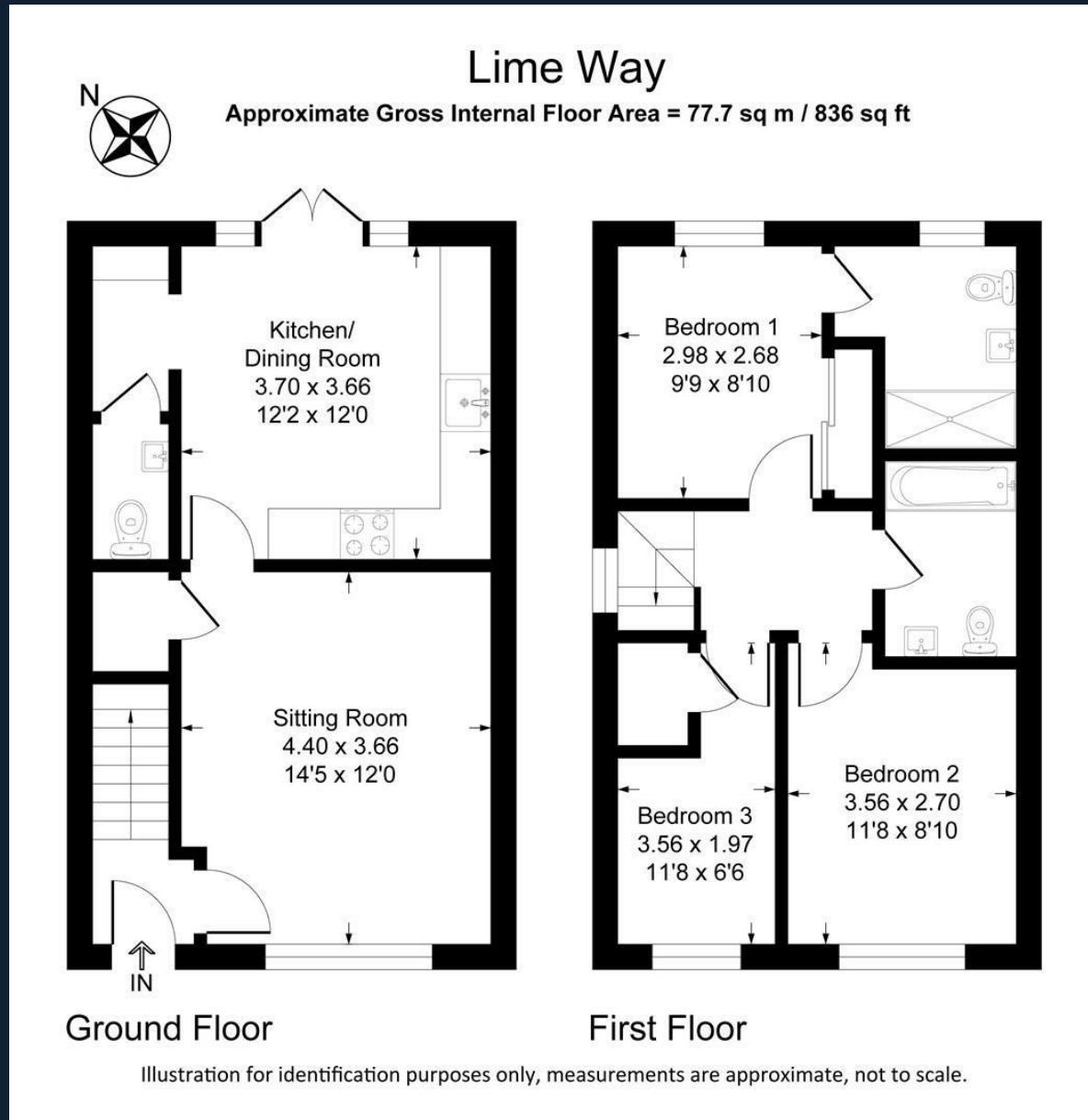




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>	95	
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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119 Oakwood Road,  
Bricket Wood, St Albans  
Hertfordshire  
AL2 3QB

Tel: 01923 682 888  
Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)  
Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



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